

Glossary

Access.

A. Shoreline Public Access. Shoreline public access means actual unobstructed access available to the general public from land to the ordinary high water mark or to the wetland directly abutting the ordinary high water mark.

B. Limited Shoreline Public Access. Limited public access means:

1. Actual physical access from land to the ordinary high water mark or to the wetland directly abutting the ordinary high water mark, such access being limited to specific groups of people or to certain regularly prescribed times; or
2. Visual access available to the general public to the shoreline and adjacent waterbody, such access being specifically provided for in the development of the site.

Active Recreation Site

Active recreation sites recognize a higher level of public use, and will require developed areas for organized or intense recreation. Active recreation site includes both the active recreation uses and all necessary support services and facilities.

Adaptive management

Adaptive management is a systematic approach for continually improving management policies and practices by learning from the outcomes of operational programs.

Agricultural activities.

Agricultural activities means agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.

Agricultural Production Districts (APD).

The Growth Management Act requires cities and counties to designate, where appropriate, agricultural lands that are not characterized by urban growth and that have long-term significance for the commercial production of food or other agricultural products. The comprehensive plan designates Agricultural Production Districts where the principal land use should be agriculture. Lands within Agricultural Production Districts should remain in parcels large enough for commercial agriculture.

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Agricultural products.

Agricultural products include, but are not limited to, horticultural, viticultural, floricultural, vegetable, fruit, berry, grain, hops, hay, straw, turf, sod, seed, and apiary products; feed or forage for livestock; Christmas trees; hybrid cottonwood and similar hardwood trees grown as crops and harvested within twenty years of planting; and livestock including both the animals themselves and animal products including, but not limited to, meat, upland finfish, poultry and poultry products, and dairy products.

Amendment.

Amendment means a revision, update, addition, deletion, and/or reenactment to an existing shoreline master program.

Annexation

This is the process of adding or incorporating an area into a city's jurisdiction.

Applicant.

A property owner, a public agency or a public or private utility that owns a right-of-way or other easement or has been adjudicated the right to such an easement under RCW 8.08.040, or any person or entity designated or named in writing by the property or easement owner to be the applicant, in an application for a development proposal, permit or approval.

Approval.

Approval means an official action by a local government legislative body agreeing to submit a proposed shoreline master program or amendments to the department for review and official action pursuant to this chapter; or an official action by the department to make a local government shoreline master program effective, thereby incorporating the approved shoreline master program or amendment into the state master program.

Arterial Functional Classification

Arterial functional classification is the ~~((designation of King County arterials into groups or classes according to the type of service they are intended to provide. A basic tenet to this process is that individual roads do not serve travel in any substantial way, but most travel involves movement through a network of roads. Functional classification helps to define the part that any individual road will play in serving the flow of traffic through the road system.))~~ division of a road system into a number of categories according to the "function" of each road. The degree to which the road serves movement of traffic or access to adjacent properties is the basis for its classification. Principal arterials provide for movement across large areas, serving predominantly "through traffic." Minor arterials provide movement to abutting properties and to arterials within large areas bound by principal arterials. Collector arterials serve smaller areas "collecting" traffic to or from abutting properties and funneling it to and from the transportation system.

Backshore.

Backshore means a berm, together with associated marshes or meadows on marine shores, landward of the ordinary high water mark which is normally above high tide level and has been gradually built up by accretion.

Beneficial Uses

"Beneficial uses" include uses of water resources that provide a benefit to the public, including, but not limited to, fish and wildlife habitat, fishing, swimming, transportation, recreation, water supply, flood ~~((control))~~ hazard management, water quality control, and aesthetic enjoyment.

Best Management Practices (BMPs)

These are defined by the Washington State Department of Ecology as physical, structural, and/or managerial practices that, when used singly, or in combination, prevent or reduce pollution of water. The types of BMPs are source control, runoff treatment, and stream bank erosion control.

Biodiversity

Biodiversity, or biological diversity, is the variety of living organisms considered at all levels, from genetic diversity through species, to higher taxonomic levels, and includes the variety of habitats, ecosystems, and landscapes in which the species are found.

Breakwater

Breakwater means an off-shore structure either floating or not which may or may not be connected to the shore, such structure being designated to absorb and/or reflect back into the water body the energy of the waves.

Buffer

A designated area contiguous to a steep slope or landslide hazard area intended to protect slope stability, attenuation of surface water flows and landslide hazards or a designated area contiguous to and intended to protect and be an integral part of an aquatic area or wetland.

Bulkhead

Bulkhead means a solid or open pile wall of rock, concrete, steel or timber or other materials or a combination of these materials erected generally parallel to and near the ordinary high water mark for the purpose of protecting adjacent wetlands and uplands from waves or currents.

Capital Improvement Program (CIP)

The 1994-1999 Adopted Capital Improvement Program budget allocates funds from various revenue sources to improve cultural and recreational opportunities for King County citizens, build needed ~~((roadways))~~ transportation facilities, protect our investment in existing buildings, protect the health of our citizens, enhance the management of natural resources, and provide necessary capital resources for our law, safety, and justice system.

Channel migration hazard area, moderate

A portion of the channel migration zone, as shown on King County's Channel Migration Zone maps, which lies between the severe channel migration hazard area and the outer boundaries of the channel migration zone.

Channel migration hazard area, severe

A portion of the channel migration zone, as shown on King County's Channel Migration Zone maps, which includes the present channel. The total width of the severe channel migration hazard area equals one hundred years times the average annual channel migration rate, plus the present channel width. The average annual channel migration rate as determined in the technical report is the basis for each Channel Migration Zone map.

Channel migration zone

Those areas within the lateral extent of likely stream channel movement that are subject to risk due to stream bank destabilization, rapid stream incision, stream bank erosion and shifts in the location of stream channels, as shown on King County's Channel Migration Zone maps. Channel migration zone means the corridor that includes the present channel, the severe channel migration hazard area and the moderate channel migration hazard area. Channel migration zone does not include areas that lie behind an arterial road, a public road serving as a sole access route, a state or federal highway or a railroad. Channel migration zone may exclude areas that lie behind a lawfully established flood protection facility that is likely to be maintained by existing programs for public maintenance consistent with designation and classification criteria specified by public rule. Excluded areas must be outside of the Urban Growth Area and channel constraints must lie above the 100-year flood elevation, unless the flood elevation is otherwise demonstrated using scientific and technical information. When a natural geologic feature affects channel migration, the channel migration zone width will consider such natural constraints.

Clearing

Cutting, killing, grubbing or removing vegetation or other organic plant material by physical, mechanical, chemical or any other similar means. For the purpose of this definition of clearing, cutting means the severing of the main trunk or stem of woody vegetation at any point.

Clustering

Clustering means developing a subdivision that reduces the individual lot areas to create permanent open space or a reserve for future development while it maintains the zoned residential density.

Community Business Centers

These are primarily retail developments designed to serve a nearby market area of 15,000 to 40,000 people. (See Chapter Two, Urban Communities.)

Comprehensive Plan

The Growth Management Act requires certain cities and counties of the state to adopt comprehensive land use plans. A comprehensive plan is a generalized, coordinated land use policy statement of the governing body of a county or city that is adopted pursuant to the Growth Management Act. A comprehensive plan consists of a map or maps, and descriptive text covering objectives, principles, and standards used to develop the comprehensive plan. Each comprehensive plan includes a plan, scheme or design for land use, housing, capital facilities, utilities, rural areas, and transportation. Optional components include elements relating to conservation, solar energy, recreation, and subarea plans.

Concurrency Management System

The Growth Management Act requires jurisdictions to adopt and enforce ordinances ~~((which))~~that prohibit development approval if the development causes the level of service on a transportation facility to decline below the standards adopted in the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made “concurrent” with the development. Concurrent with development means that transportation improvements or strategies are in place at the time of development or that financial commitment is made to complete the improvements or strategies within six years. The Concurrency Management System of King County establishes a process to manage new development based on transportation impacts on levels-of-service and the concurrency of needed improvements or actions. (See Chapter ~~((Six))~~Seven, Transportation).

Coordinated Water System Plans

Four Critical Water Supply Service Areas have been designated in King County in accordance with the Public Water System Coordinated Act of 1977 (chapter 70.116 RCW): East King County, Skyway, South King County, and Vashon Island. The Coordinated Water System Plan for each area provides an assessment of water supply and a program to meet future demand. Planning areas, within which a water purveyor is obligated to provide service consistent with county land use plans and regulations, were assigned for major purveyors.

Countywide Planning Policies (CPP)

The Growth Management Act requires that counties, as regional governments within their boundaries, prepare countywide planning policies which establish a countywide framework from which county and city comprehensive plans are to be developed and adopted. This framework is to ensure that city and county comprehensive plans are consistent. The “King County Countywide Planning Policies” were developed and recommended by the Growth Management Planning Council and are to serve as a blueprint for how King County and its cities should grow over the next 20 years. The Metropolitan King County Council adopted these policies in 1992. Since this time, amendments called “Phase II Countywide Planning Policies” have been made to the sections pertaining to affordable housing, economic development and rural character. The County Council has adopted these Phase II amendments. (See Chapter One, Regional Planning.)

Critical Areas

The Growth Management Act requires cities and counties to designate, where appropriate, critical areas which include: 1) wetlands, 2) areas with a critical recharging effect on aquifers used for potable water, 3) fish and wildlife habitat conservation areas, 4) frequently flooded areas, and 5) geologically hazardous areas. (See Chapter Four, Environment for King County's designation of critical areas.)

Critical Habitat

Specific areas which possess physical or biological features which are essential to the conservation of a listed species.

Critical Saltwater Habitat

Critical saltwater habitats include all kelp beds, eelgrass beds, spawning and holding areas for forage fish, subsistence, commercial and recreational shellfish beds, mudflats, intertidal habitats with vascular plants, and areas with which priority species have a primary association.

Cultural Resources

Cultural resources include performing and visual arts events, programs and facilities; public art; heritage events, programs and facilities; and historic properties.

Cumulative impacts

The sum total of the current, plus any reasonably foreseeable future disturbances to ecological functions, which can be impacted by both development subject to shoreline permits and by development that is not subject to permits.

Deficiency

Deficiency in a comprehensive plan or development regulation refers to the absence of required or potentially desirable contents of a comprehensive plan or development regulation.

Density

The quantity of structures or buildings per unit area. Typically expressed as housing units per acre or square mile.

Density Incentives/Bonuses

Density incentives, or density bonuses, are programs allowing for additional dwelling units above the number permitted on a site by zoning (sometimes referred to as "base density") in exchange for public benefits provided by the developer. King County has incorporated use of density incentives with standard urban subdivision, mobile home park, and multifamily development projects. (King County Code, Title 21A)

Development

~~An area that is developed as a tract of land with built structures.~~

Development

Development means a use consisting of the construction or exterior alteration of structures; dredging; drilling; dumping; filling; removal of any sand, gravel, or minerals; bulkheading; driving of piling; placing of obstructions; or any project of a permanent or temporary nature which interferes with the normal public use of the surface of the waters overlying lands subject to this chapter at any state of water level.

Development regulations

Development regulations means the controls placed on development or land uses by a county or city, including, but not limited to, zoning ordinances, critical areas ordinances, all portions of a shoreline master program other than goals and policies approved or adopted under chapter 90.58 RCW, planned unit development ordinances, subdivision ordinances, and binding site plan ordinances together with any amendments thereto.

Docket

A list of suggested changes to a comprehensive plan or development regulations maintained by the department.

Docket Process, The

The docket process specifies that dockets are not just to note deficiencies, but also to suggest changes and make written comments. These suggested changes are reviewed by the county and made available for review by the public. Information provided to the public will include the county's response. An Internet docket process is available and can be found at: <http://www.metrokc.gov/des/compplan/>.

Docketing

Docketing means compiling and maintaining a list of suggested changes to the comprehensive plan or development regulations in a manner that will ensure such suggested changes will be considered by the county and will be available for review by the public.

Drainage Basin

A drainage basin, like a watershed, is an area that drains to a common outlet or an identifiable water body such as a river, stream, lake or wetland. In King County, 72 drainage basins are contained within six major watersheds. These drainage basins in turn contain numerous individual water bodies with small drainages.

Dredging

Dredging is the removal, displacement, or disposal of unconsolidated earth material such as sand, silt, gravel, or other submerged materials, from the bottom of water bodies, ditches, or natural wetlands; maintenance dredging and/or support activities are included in this definition.

Drift cell

An independent segment of shoreline along which littoral movements of sediments occur at noticeable rates depending on wave energy and currents. Each drift cell typically includes one or more sources of sediment, such as a feeder bluff or stream outlet that spills sediment onto a beach, a transport zone within which the sediment drifts along the shore and an accretion area; an example of an accretion area is a sand spit where the drifted sediment material is deposited.

Dwelling unit. One or more rooms designed for occupancy by a person or family for living and sleeping purposes, containing kitchen facilities and rooms with internal accessibility, for use solely by the dwelling's occupants; dwelling units include but are not limited to bachelor, efficiency and studio apartments, factory-built housing and mobile homes.

Ecological functions or shoreline functions means the work performed or role played by the physical, chemical, and biological processes that contribute to the maintenance of the aquatic and terrestrial environments that constitute the shoreline's natural ecosystem. See WAC [173-26-200 \(2\)\(c\)](#).

Ecological Function

An ecological function refers to physical, chemical, and biological processes or attributes at some level of biological organization. For example, the ecological functions of wetlands includes food chain support, water quality maintenance, flood storage, and wildlife habitat.

Ecosystem. Ecosystem means the complex of a community of organisms and its environment functioning as an ecological unit.

Ecosystem-wide processes. Ecosystem-wide processes means the suite of naturally occurring physical and geologic processes of erosion, transport, and deposition; and specific chemical processes that shape landforms within a specific shoreline ecosystem and determine both the types of habitat and the associated ecological functions.

Emissions Trading

Emissions trading means the transfer in ownership of emission reductions. Emission trading occurs when a source of air pollution reduces its emissions and then transfers ownership of the emission reduction to another party. Markets for emission reductions can be created by regulation (the market for sulfur dioxide allowances for example) or voluntarily (the current market for greenhouse gases).

Endangered Species

Endangered Species means any species which is in danger of extinction throughout all or a significant portion of its range and which has been designated as such in regulations issued by the U.S. Fish and Wildlife Service or the Washington State Department of Fish and Wildlife.

Endangered Species Act (ESA)

An act adopted by U.S. Congress in 1973 whose purpose is to provide a means whereby ecosystems upon which endangered and threatened species depend may be conserved and to provide a program for the conservation for such endangered and threatened species.

Endemic Species

Endemic species (or habitats or ecosystems) are those that are native to, and occur only in, a particular area or locale. Endemic species generally have very specific adaptive requirements that are linked to particular habitat or ecosystems that are, themselves, rare (e.g., Townsend's big-eared bats and caves). Even small changes in the ecosystem are likely to cause localized extinctions of these species.

Enhance

Enhance means to increase one or more of the functions or values that an ecosystem or environmental feature possesses. An improvement in a functional attribute or value. (See Chapter Four, Environment).

Environment

Environment or master program environment or shoreline environment means the categories of shorelines of the state established by the King County shoreline management master program to differentiate between areas whose features imply differing objectives regarding their use and future development.

Environmentally Sensitive Areas

Coal mine, erosion, flood, landslide, seismic, steep slope and volcanic hazard areas, and streams, wetlands and protection buffers constitute environmentally sensitive areas.

Extreme low tide

Extreme low tide means the lowest line on the land reached by a receding tide.

~~((Existing transportation needs~~

~~Existing transportation needs are associated with households and businesses which are in existence at the time of plan adoption))~~

Fair Housing Ordinance

King County's Fair Housing Ordinance prohibits housing discrimination against persons on the basis of race, color, religion, national origin, age, sex, marital status, parental status, use of Section 8 subsidy, sexual orientation, disability or the use of a trained guide dog.

Family-Wage Jobs

Family-wage jobs which are capable of supporting a family. For the purposes of this plan, the term means jobs which pay more than the average annual wage for King County in a given year.

Feasible

Feasible means, for the purpose of this program, that an action, such as a development project, mitigation, or preservation requirement, meets all of the following conditions:

(a) The action can be accomplished with technologies and methods that have been used in the past in similar circumstances, or studies or tests have demonstrated in similar circumstances that such approaches are currently available and likely to achieve the intended results;

(b) The action provides a reasonable likelihood of achieving its intended purpose; and

(c) The action does not physically preclude achieving the project's primary intended legal use.

In cases where these guidelines require certain actions unless they are infeasible, the burden of proving infeasibility is on the applicant. In determining an action's infeasibility, the reviewing agency may weigh the action's relative public costs and public benefits, considered in the short- and long-term time frames.

FEMA floodway

The channel of the stream and that portion of the adjoining floodplain that is necessary to contain and discharge the 100-year flood flow without increasing the base flood elevation more than one foot.

Fill

Fill means the addition of soil, sand, rock, gravel, sediment, earth retaining structure, or other material to an area waterward of the OHWM, in wetlands, or on shorelands in a manner that raises the elevation or creates dry land.

Fish and Wildlife Habitat Conservation Areas

Designation of Fish and Wildlife Habitat Conservation Areas is required by the Growth Management Act. This Comprehensive Plan designates the following as such areas: 1) areas with which endangered, threatened, and sensitive species have a primary association; 2) habitats and species of local importance; 3) commercial and recreational shellfish areas; 4) kelp and eel grass beds; 5) herring and smelt spawning areas; 6) naturally occurring ponds under 20 acres and their submerged aquatic beds that provide fish or wildlife habitat; 7) waters of the state; 8) lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity; and 9) state natural area preserves and natural resource conservation areas.

Float

Float means a structure or device which is not a breakwater and which is moored, anchored, or otherwise secured in the waters of King County and which is not connected to the shoreline.

Floating home

Floating home means a houseboat, boat or building constructed on a float, used in whole or in part for human habitation as a dwelling unit, and which is moored, anchored, or otherwise secured in waters within unincorporated King County.

Flood Hazard ((Reduction)) Management Plan

The King County Flood Hazard ((Reduction)) Management Plan contains policies and program and project recommendations that guide floodplain((s)) use and development throughout King County.

Floodplain

Floodplain is the total area subject to inundation by the 100-year flood.

Floodplain

The areas of land adjacent to lakes, rivers, and streams that are subject to periodic flooding. Floodplains are designated based on the predicted frequency of flooding for a particular area. For example, a 100-year floodplain is a land area that has a one percent probability of experiencing flooding in any given year.

Floodway, zero-rise

Floodway zero-rise is the channel of a stream and that portion of the adjoining floodplain that is necessary to contain and discharge the base flood flow without any measurable increase in base flood elevation.

A. For the purpose of this definition, measurable increase in base flood elevation means a calculated upward rise in the base flood elevation, equal to or greater than 0.01 foot, resulting from a comparison of existing conditions and changed conditions directly attributable to alterations of the topography or any other flow obstructions in the floodplain. Zero-rise floodway is broader than that of the FEMA floodway but always includes the FEMA floodway.

B. Zero-rise floodway includes the entire floodplain unless a critical areas report demonstrates otherwise.

Forest practice

Forest practice is any forest practice as defined in RCW 79.06.020.

Forest Production Districts (FPD)

The Growth Management Act requires cities and counties to designate, where appropriate, forest lands that are not characterized by urban growth and that have long-term significance for the commercial production of timber. The Comprehensive Plan designates Forest Production Districts where the primary use should be commercial forestry. Lands within the Forest Production District shall remain in large parcels and in ownership conducive to forestry. (See Chapter Three, Rural Legacy and Natural Resource Lands).

Fully Contained Community (FCC)

A site-specific development project consisting of conceptual site plan(s), development standards, processing and other elements. It is also consistent with the criteria provided in RCW 36.70A.350 which states that FCCs should be located outside of the initially designated Urban Growth Area.

Functional Classification

See "Arterial Functional Classification"

Functional Planning

Functional plans are detailed plans for facilities and services and action plans and programs for other governmental activities. Some functional plans are operational or programmatic, which means they guide daily management decisions. Others include specific details of facility design and location and must be consistent with the Comprehensive Plan and development regulations. Functional plans are prepared by King County, independent special purpose districts or other public and private agencies. (See Chapter Nine, Implementation)

Geotechnical report or geotechnical analysis

Geotechnical report or geotechnical analysis means a scientific study or evaluation conducted by a qualified expert that includes a description of the ground and surface hydrology and geology, the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes, conclusions and recommendations regarding the effect of the proposed development on geologic conditions, the adequacy of the site to be developed, the impacts of the proposed development, alternative approaches to the proposed development, and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports shall conform to accepted technical standards and must be prepared by qualified professional engineers or geologists who have professional expertise about the regional and local shoreline geology and processes.

Global Warming

Global warming is an increase in worldwide atmospheric temperature, and resulting alterations in climate.

Grading

Grading is any excavation, filling, removing the duff layer or any combination thereof.

Groundwater Management Plans

King County has five Groundwater Management Areas (GWMA) for which citizens and technical experts are addressing groundwater issues. For each GWMA, a Groundwater Management Plan (GWMP) has been developed per chapter 173-100 WAC (chapter 90.44 RCW). Each GWMP describes the area's groundwater resource, contains a detailed exploration of groundwater protection issues, and proposes solutions to perceived threats. These Plans identify Sensitive Aquifer Areas to receive a special level of protection.

Growth Management Act (GMA)

In 1990, the Washington State Legislature passed the State Growth Management Act (ESHB 2929). The Act calls for urban counties and cities in the state to develop comprehensive plans to guide growth management decisions for at least the next decade. Amendments to the Act in 1991 require that counties, working with the cities within their boundaries, develop Countywide Planning Policies to provide a common vision of the future to serve as the framework for all comprehensive plans throughout the county. (See Chapter One, Regional Planning)

Growth Management Planning Council (GMPC)

The GMPC, which was established by an interlocal agreement, is a 15-member council of elected officials from Seattle, suburban cities and King County. The GMPC has been responsible for the preparation and recommendation of the Countywide Planning Policies to the Metropolitan King County Council, which then adopts the policies and sends them to the cities for ratification.

Shoreline Management Guidelines

Shoreline Management Guidelines mean those standards adopted to implement the policy of this chapter for regulation of use of the shorelines of the state prior to adoption of master programs. Such standards shall also provide criteria to local governments and the department in developing master programs.

Habitat

Habitat is the area where wildlife normally lives and grows. Habitat components include food, water, cover (security, breeding, thermal) and space.

Habitat Network

Habitat network is a system of fish and wildlife habitat where connections between large habitat blocks and open spaces are necessary for the support of fish and wildlife through their life cycles.

Historic Properties

Historic properties include historic buildings, sites, objects, districts and landscapes, prehistoric and historic archaeological resources, and traditional cultural places.

Historic Property, Significant

Significant historic properties are those properties that meet the criteria for designation as County landmarks and/or listing in the National Register of Historic Places.

Impervious surface

~~((A hard)~~) An impervious surface is a surface ((area which either))that prevents, ((or))retards, or otherwise alters the entry of water into the soil mantle as ((under))compared to natural conditions prior to development; and/or a hard surface area which causes water to run off the surface in greater quantities or at an increased rate of flow from the flow present under natural conditions prior to development. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, driveways, parking lots and gravel roads.

Incorporated Areas

Incorporated areas are those areas ~~((that exist))~~ within a city or a city's jurisdiction. King County contains the entirety of 39 ((whole)) incorporated cities and parts of two others.

Infill

Infill means development or redevelopment on small properties or groups of properties within existing built-up areas.

Initial Project Needs

Initial project needs are ((Road))road improvement projects ((that are)) needed to meet the impacts of a specific development ((are initial project needs)). The projects((They)) must be concurrent with the development.

Jetty

A jetty means a artificial barrier used to change the natural littoral drift to protect inlet entrances from clogging by excess sediment.

King County Open Space System

~~This is a system of linked publicly owned regional open space corridors of greenways and waterways along the major river systems, shorelines and the Mountain-to-Sound Greenway. (See Chapter Five, Preserving and Enriching the Community)~~

Keystone Species

Keystone species are those that exert a significant effect on the structure of the biological community of which they are a part. These species often prevent dominance by a single species and thereby maintain diversity in the community.

Landfill

Landfill is a disposal site or part of a site at which refuse is deposited.

Land Use Map

The official land use map for the Comprehensive Plan that designates the general location and extent of the uses of land for agriculture, timber production, housing, commerce, industry, recreation, open spaces, public utilities, public facilities, and other land uses as required by the Growth Management Act. The Land Use Map is not included in the Plan because it is very large. It is available for review at the Department of Development and Environmental Services and at the Clerk of the King County Council. A smaller representation of the Land Use Map is included in the Comprehensive Plan.

Level-of-Service – Transportation

~~Transportation level-of-service is a qualitative measure((,-graded A through F,)) describing the operational conditions of the ((County's)) transportation system (((assessing both design capacity and actual traffic volumes by corridor)))as experienced by travelers ((and which is determined by using the Transportation Adequacy Measure (TAM) methodology)).~~

Littoral drift

Littoral drift means the natural movement of sediment along marine or lake shorelines by wave breaker action in response to prevailing winds.

Local government

Local government means any county, incorporated city or town which contains within its boundaries shorelines of the state subject to chapter 90.58 RCW.

Locally Significant Resource Areas (LSRAs)

LSRAs contribute to the aquatic resources within a specific basin, when compared to aquatic and terrestrial systems of similar size and structure elsewhere in the basin. They also provide wetland and stream habitat that is important for wildlife and salmonid diversity and abundance within the basin. (See Chapter Four, Environment)

Low-Impact Development

Low-impact development (LID) is a new approach to land development which works to match a site's natural hydrologic function by protecting native vegetation and soils, reducing impervious surface and managing stormwater at the source.

Marine

Marine means pertaining to tidally influenced waters, including oceans, sounds, straits, marine channels, and estuaries, including the Pacific Ocean, Puget Sound, Straits of Georgia and Juan de Fuca, and the bays, estuaries and inlets associated therewith.

Master Planned Resorts

RCW 36.70A.040 defines Master Planned Resorts as a self-contained and fully integrated planned unit development, in a setting of significant natural amenities, with primary focus on destination resort facilities consisting of short-term visitor accommodations associated with a range of developed on-site indoor or outdoor recreation facilities. A master planned resort may include other residential uses within its boundaries, but only if the residential uses are integrated into and support the on-site recreational nature of the resort.

Shoreline Master Program

Master program is the comprehensive use plan for a described area, and the use regulations together with maps, diagrams, charts, or other descriptive material and text, a statement of desired goals, and standards developed in accordance with the policies enunciated in RCW [90.58.020](#).

May

See definition for "shall"

Median Household Income

The median divides all households into two equal groups, one having income above the median and the other having income below the median.

Mineral Resource Sites

The Growth Management Act requires cities and counties to designate, where appropriate, mineral resource lands that are not already characterized by urban growth and that have long-term significance for the extraction of minerals. The Comprehensive Plan designates as Mineral Resource Sites existing, approved mining sites, and also designates as Potential Mineral Resource Sites properties on which King County expects some future mines may be located. (See Chapter Three, Rural Legacy and Natural Resource Lands)

Mitigation Bank

A mitigation bank is a property approved by the appropriate county, state and federal agencies for restoration, creation, or enhancement to compensate for adverse impacts to wetlands caused by the development of public agency facilities and utility facilities.

Mitigation Payment System

This ~~((system))~~impact fee system establishes a requirement that new growth and development pay a proportionate share of the cost of ~~((supporting))~~ needed transportation improvements. ~~((The proportionate share is that portion of the cost of transportation facility improvement that is related to the service demands and needs of the new development))~~ This system is authorized by state growth management legislation. (See Chapter ~~((Six))~~Seven, Transportation)

Mixed Use

This term refers to a development with combined commercial and residential uses.

Mode Split

Mode split is the percentage of ~~((all trips using non-single-occupant vehicular forms or modes of travel))~~ of a specific mode's use from among all modes of travel. For Example, if 25 trips out of 100 total trips are made by bus, the bus mode split is 25 percent. Modes of travel include single-occupant vehicles, transit, carpooling, bicycling, walking, and other modes.

Multifamily

Multifamily housing structures are those with more than one unit. Multifamily housing includes duplexes, apartments and condominiums.

Multiple Use

The combining of compatible uses within one development. The major use or activity must be shoreline dependent. The major use or activity must be in terms of both dollar value and commitment of land.

Must

Must means a mandate; the action is required.

Natural Area

Natural areas are those properties in the County's natural lands inventory whose primary purpose is to conserve and restore ecological value. They may not be completely natural and undisturbed but may be important in preserving rare or vanishing flora, fauna, geological sites or features of scientific, traditional, cultural, or educational value. These sites may allow public use that does not harm the ecological resources of the site. Also referred to as Ecological Lands or Ecological sites.

Natural Resource Lands

The Growth Management Act requires cities and counties to designate natural resource lands which include the following: 1) agricultural lands that have long-term significance for the commercial production of food or other agricultural products; 2) forest lands that have long-term significance for the commercial production of timber; and 3) mineral resource lands that have long-term significance for the extraction of minerals. The Comprehensive Plan designates Agricultural Production Districts, Forest Production Districts, and Mineral Resource Sites. (See Chapter Three, Rural Legacy and Natural Resource Lands)

~~((Natural Sites~~

~~Natural sites recognize areas valued for their natural character. They may not be completely natural and undisturbed, but may be important in preserving rare or vanishing flora, fauna, geological sites or features of scientific, traditional, cultural, and/or educational value. Development and use will focus on keeping the environment in a nearly undeveloped state. There may be little or limited public access to these sites.))~~

Neighborhood Business Centers

These are shopping areas offering convenience goods and services to local residents. They primarily contain retail stores and offices. (See Chapter Two, Urban Communities)

Neighborhood Plan

Small-scale plans meant to provide detailed land use plans for neighborhoods. (See also Subarea Planning)

New Growth

New growth is growth that occurs subsequent to pipeline development for which no application is currently pending review/approval in the King County permitting process, but which is forecasted to occur over the next 20 years in this Comprehensive Plan.

Nondegradation

Nondegradation means to prevent the decline to a lower state, to keep from reducing the complexity, functions, or integrity of ecological processes or values.

Nonmotorized Transportation

~~((This))~~ Nonmotorized transportation refers to pedestrian, bicycle, and equestrian travel, and the facilities needed to ~~((make it safe and convenient))~~ support such travel.

Non-point Pollution

Non-point pollution is pollution which enters any waters of the State from any dispersed land-based or water-based activities, including but not limited to atmosphere disposition, surface water runoff from agricultural lands, urban areas, or forest lands, subsurface or underground sources, or discharges from boats or marine vessels.

Nonwater-dependent.

Nonwater-dependent use means those uses that are not water-dependent.

Nonwater-oriented uses

Nonwater-oriented uses means those uses that are not water-dependent, water-related, or water-enjoyment.

Open space

Open space are areas left predominately in a natural state to create urban separators and greenbelts, sustain native ecosystems, connect and increase protective buffers for environmentally sensitive areas, provide a visual contrast to continuous development, reinforce community identity and aesthetics, or provide links between important environmental or recreational resources.

Open Space Designation

The Growth Management Act requires cities and counties to identify open space corridors within and between urban growth areas which include lands useful for recreation, wildlife habitat, trails, and connection of critical areas. Open space lands, as designated by the Comprehensive Plan, include federal, state and locally owned parks and wilderness areas, developed parks and areas left in a natural state so they can sustain sensitive ecosystems, community identity and aesthetics and links between important environmental or recreational resources. (See Chapter Five, Preserving and Enriching Our Community)

Ordinary high water mark

See "ordinary high water mark" as defined in Section 1 Technical Appendix E of the Shoreline Master Program.

Particulate Matter

Particulate matter is solid or aerosol particles dispersed in the air including dust, soot, and oil. The major sources are industrial activities, fugitive road dust, motor vehicle emissions, and wood smoke.

Passive Recreation Site

Passive recreation sites require a lower level of development and provide areas for informal, self-directed activities for individuals and groups.

Pervious surface

A pervious surface is an area ~~((which))~~ that allows the entry of water into the soil mantle, as under natural conditions prior to development.

Pier

Pier or dock means a structure built in or over or floating upon the water extending from the shore, which may be used as a landing place for marine transport or for air or water craft or recreational activities.

Pipeline Development

~~((These are))~~ Pipeline Development is comprised of land use development applications, whether vested or unvested, that were submitted prior to adoption of King County Comprehensive Plan and are pending review/approval in the permitting process.

Pipeline transportation needs

Pipeline transportation needs are associated with growth that is pending through the County's development review process.

Point Pollution

Point pollution is pollution that enters any waters of the State from an identifiable source such as a pipe.

Port.

Port means a terminal facility where general and/or bulk cargos are stored and/or transferred from land carriers to water carriers or vice versa.

Potential Annexation Area (PAA)

A Potential Annexation Area is an area in unincorporated King County adjacent to a city that is expected to annex to the city and to which that city will be expected to provide services and utilities within the next two decades. (See Chapter Two, Urban Communities)

Priority habitat

Priority habitat means a habitat type with unique or significant value to one or more species. An area classified and mapped as priority habitat must have one or more of the following attributes:

- Comparatively high fish or wildlife density;
- Comparatively high fish or wildlife species diversity;
- Fish spawning habitat;
- Important wildlife habitat;
- Important fish or wildlife seasonal range;
- Important fish or wildlife movement corridor;
- Rearing and foraging habitat;
- Important marine mammal haul-out;
- Refugia habitat;
- Limited availability;
- High vulnerability to habitat alteration;
- Unique or dependent species; or
- Shellfish bed.

A priority habitat may be described by a unique vegetation type or by a dominant plant species that is of primary importance to fish and wildlife (such as oak woodlands or eelgrass meadows). A priority habitat may also be described by a successional stage (such as, old growth and mature forests). Alternatively, a priority habitat may consist of a specific habitat element (such as a consolidated marine/estuarine shoreline, talus slopes, caves, snags) of key value to fish and wildlife. A priority habitat may contain priority and/or nonpriority fish and wildlife. [WAC 173-26-020 (24)]

Priority species means species requiring protective measures and/or management guidelines to ensure their persistence at genetically viable population levels. Priority species are those that meet any of the criteria listed below.

(a) Criterion 1. State-listed or state proposed species. State-listed species are those native fish and wildlife species legally designated as endangered (WAC [232-12-014](#)), threatened (WAC [232-12-011](#)), or sensitive (WAC [232-12-011](#)). State proposed species are those fish and wildlife species that will be reviewed by the department of fish and wildlife (POL-M-6001) for possible listing as endangered, threatened, or sensitive according to the process and criteria defined in WAC [232-12-297](#).

(b) Criterion 2. Vulnerable aggregations. Vulnerable aggregations include those species or groups of animals susceptible to significant population declines, within a specific area or statewide, by virtue of their inclination to congregate. Examples include heron colonies, seabird concentrations, and marine mammal congregations.

(c) Criterion 3. Species of recreational, commercial, and/or tribal importance. Native and nonnative fish, shellfish, and wildlife species of recreational or commercial importance and recognized species used for tribal ceremonial and subsistence purposes that are vulnerable to habitat loss or degradation.

(d) Criterion 4. Species listed under the federal Endangered Species Act as either proposed, threatened, or endangered.

Protect

Protect means to keep from harm, attack, injury, or destruction; to maintain the integrity of, especially through environmental care.

Public Benefit Rating System

This is a current use taxation program whereby the reduction in property taxes is determined using a scoring system related to the numbers and quality of open space resources located on all or portions of the property.

Puget Sound

Puget Sound is an estuary – a semi-enclosed, glacial fjord where salt water from the ocean is mixed with fresh water. Puget Sound is bordered by about 1,300 miles of shoreline with a mix of beaches, bluffs, deltas, mudflats, kelp forests and eelgrass meadows. Approximately 100 miles of this saltwater shoreline lie within King County. King County's immediate responsibilities include those portions of Puget Sound which lie within the County, roughly between Point Wells to the north and Dumas Bay to the south. King County shares responsibility for the health of the main basin of Puget Sound with its neighbors -- Pierce County, Kitsap County, and Snohomish County.

Puget Sound Regional Council (PSRC)

The PSRC is the designated metropolitan planning organization for our area and is responsible for regional growth management and transportation planning in the four county region which includes King, Pierce, Snohomish and Kitsap Counties. PSRC's General Assembly includes mayors, county executives, and council commission members from the four counties. The Council also includes as members the ports of Everett, Seattle and Tacoma and the State Department of Transportation and Transportation Commission. The PSRC prepared Multi-county Planning Policies for the four-county region.

Rare Species

Rare species, habitats, and ecosystems are those that are few in number or are poorly represented in an area. Rare species often lack the capability to resist changes in environmental conditions or lack the resilience to recover after a change. Species, habitats, and ecosystems may be rare because of the following reasons: changing natural conditions have reduced their range, abundance, or distribution; they depend on specific environmental conditions that are not commonly represented in this area (species or habitats at the edge of their range or occurring as relicts); and anthropogenic (human-related) actions have caused habitat loss or severe decreases in range or abundance.

Regionally Significant Resource Area (RSRA)

RSRAs are those portions of watersheds that contribute to the resource base of the entire Puget Sound region by virtue of exceptional species and habitat diversity and abundance when compared to aquatic and terrestrial systems of similar size and structure elsewhere in the region. RSRAs may also support rare, threatened or endangered species or communities. (See Chapter Four, Environment)

Regional Wastewater Services Plan (RWSP)

~~((In 1999, King County adopted the Regional Wastewater Services Plan, guiding the development of new facilities to manage wastewater into the future. The RWSP addresses four areas: wastewater treatment facilities, combined sewer overflow control, wastewater reuse, and bio-solids management. The RWSP outlines where new facilities will be built, the types of technology to be used and the future of reclaimed water and bio-solids. Short-term needs through 2006 are specified, and long-term alternatives to the current Metro system are identified.))~~

King County adopted the Regional Wastewater Service Plan (RWSP) in 1999. The RWSP outlines a number of important projects, programs, and policies for King County to implement through 2030 to continue to protect public health and water quality and ensure sufficient wastewater capacity to meet future growth needs. RWSP policies guide the phasing and size of treatment facilities and improvements to the conveyance system, as well as improvements to control combined sewer overflows. The RWSP also includes policies that guide the production and use of biosolids and reclaimed water.

Restore

Restore means to return land and water resources from a disturbed or totally altered condition to an approximation of their condition prior to disturbance or alteration. Restoration projects are conducted by public agencies through capital improvement projects and by developers as a means to mitigate adverse impacts of their proposals. (Restoration of land is not required of developers when they protect land and water resources according to King County regulation.) (See Chapter Four, Environment)

Rezones

Rezoning is the term that refers to the process of individual requests and applications to change the zoning classification of land.

Riparian

Pertains to the banks of rivers and streams, and also sometimes wetlands, tidewater and lakes.

Rural Area (See also Rural Zoning)

The Growth Management Act requires that counties designate a rural area in order to conserve the rural character and quality of the existing rural lands in Washington. King County's Rural Area contains very low-density residential development, commercial and industrial development, farms, forests, watersheds crucial for both fisheries and flood ((control)) hazard management, mining areas, small cities and towns, historic sites and buildings, archaeological sites and regionally important recreation areas. (See Chapter Three, Rural Legacy and Natural Resource Lands)

Rural Character

Rural character refers to the pattern of land use and development established by a county in the rural element of its comprehensive plan:

- (a) In which open space, the natural landscape, and vegetation predominate over the built environment;
- (b) That foster traditional rural lifestyles, rural-based economies, and opportunities to both live and work in rural areas;
- (c) That provide visual landscapes that are traditionally found in rural areas and communities;
- (d) That are compatible with the use of the land by wildlife and for fish and wildlife habitat;
- (e) That reduce the inappropriate conversion of undeveloped land into sprawling, low-density development;
- (f) That generally do not require the extension of urban governmental services; and
- (g) That are consistent with the protection of natural surface water flows and groundwater and surface water recharge and discharge areas.

Rural Cities

King County's rural cities are incorporated areas within the Rural Area whose local governments are involved in the region's planning processes on an equal legal basis with the suburban cities and Seattle. The incorporated rural cities are Black Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie. (See Chapter Three, Rural Legacy and Natural Resource Lands)

Rural Growth

Rural Growth refers to residential, commercial, and industrial growth that is scaled to be compatible with, and maintains the traditional character of the Rural Area. Rural growth typically does not require urban governmental services except in the case of some rural towns and to protect the environment as provided in this Comprehensive Plan. The basic elements of "Rural Character," as defined by the King County

Countywide Planning Policies, are natural features, resource-based industries, rural towns, rural neighborhoods, rural infrastructure and services, open space system, rural housing, rural economy, and rural cities.

Rural Neighborhoods

Rural neighborhoods are small commercial developments, or in some cases, historic towns or buildings, that are too small to provide more than convenience shopping and services to surrounding residents. They generally do not have services such as water supply or sewage disposal systems any different from those serving surrounding rural residential development. (See Chapter Three, Rural Legacy and Natural Resource Lands)

Rural Towns

Rural towns are unincorporated towns governed directly by King County. They provide a focal point for community groups such as chambers of commerce or community councils to participate in public affairs. The purposes of rural town designations within the Comprehensive Plan are to recognize existing concentrations of higher density and economic activity in rural areas and to allow modest growth of residential and economic uses to keep them economically viable into the future. (See Chapter Three, Rural Legacy and Natural Resource Lands)

Rural Zoning

The rural zone is meant to provide an area-wide, long-term, rural character and to minimize land use conflicts with nearby agricultural, forest or mineral extraction production districts. These purposes are accomplished by: 1) limiting residential densities and permitted uses to those that are compatible with rural character and nearby resource production districts and are able to be adequately supported by rural service levels; 2) allowing small scale farming and forestry activities and tourism and recreation uses which can be supported by rural service levels and which are compatible with rural character; and 3) increasing required setbacks to minimize conflicts with adjacent agriculture, forest or mineral zones.

Salmonid

A member of the fish family Salmonidae. In King County, salmonid species include Chinook, Coho, chum, sockeye, and pink salmon; cutthroat, rainbow, and brown trout and steelhead; Dolly Varden, brook trout, char, kokanee, and whitefish.

Satellite System Management

When large water utilities oversee the operations of smaller water systems, not connected to their own system, it is called satellite system management. The satellite system manager is hired by the smaller system to operate and maintain the system in accordance with local, state and federal health regulations.

Sediment Transport

Sediment transport is the process of taking soil from one place and depositing it in another via the flow of water. Deposition of the soil occurs when sediment in the water flow is more than the flow can transport.

Sensitive Areas Map Folio

The folio displays the location of environmentally sensitive areas in unincorporated King County. It identifies sensitive areas for wetlands, streams, flood hazards, erosion hazards, landslide hazards, seismic hazards, and coal mine hazards.

Sensitive Species

Sensitive species means any species which is likely to become an endangered species within the foreseeable future throughout all or significant portion of its range and which has been designated as such in regulations issued by the U.S. Fish and Wildlife Service or the Washington State Department of Fish and Wildlife.

Sewer Availability

Sewer availability means the presence of sewers now or within six years through extensions included in adopted sewer comprehensive plans. In the case of Urban Planned Development, 1) the capacity to

intercept and treat waste water as evidenced by a King County approved sewer system plan or a Metro utility plans, 2) a firm commitment to serve an area with sewer as evidenced by either a sewer availability certificate, utility extension agreement, or an approved sewer system plan and 3) a firm financial commitment to provide sewer, as evidenced by either a capital improvement program or utility extension agreement.

Sewer Tightline

Tightlining of sewers means that a sewer line is designed and sized to only serve a particular structure.

Shall

To guide King County, the use of the terms “shall,” “will,” “should,” and “may” in policies determine the level of discretion the County can exercise in making future and specific land use, budget, development regulation and other decisions. “Shall” and “will” in a policy mean that it is mandatory for the County to carry out the policy, even if a timeframe is not included. “Shall” and “will” are imperative and nondiscretionary – the County must make decisions based on what the policy says to do. “Should” in a policy provides noncompulsory guidance, and establishes that the County has some discretion in making decisions. “May” in a policy means that it is in the County’s interest to carry out the policy, but the County has total discretion in making decisions.

Shorelands or shoreland areas

Shorelands or shoreland areas means those lands extending landward for two hundred feet in all directions as measured on a horizontal plane from the ordinary high water mark; floodways and contiguous floodplain areas landward two hundred feet from such floodways; and all wetlands and river deltas associated with the streams, lakes, and tidal waters which are subject to the provisions of this chapter; the same to be designated as to location by the department of ecology.

(i) Any county or city may determine that portion of a one-hundred-year-flood plain to be included in its master program as long as such portion includes, as a minimum, the floodway and the adjacent land extending landward two hundred feet therefrom.

(ii) Any city or county may also include in its master program land necessary for buffers for critical areas, as defined in chapter 36.70A RCW, that occur within shorelines of the state, provided that forest practices regulated under chapter 76.09 RCW, except conversions to nonforest land use, on lands subject to the provisions of this subsection (2)(f)(ii) are not subject to additional regulations under this chapter.

Shoreline areas and shoreline jurisdiction

Shoreline areas and shoreline jurisdiction means all shorelines of the state and shorelands as defined in RCW 90.58.030.

Shoreline master program or master program (SMP)

Shoreline master program or master program means the comprehensive use plan for a described area, and the use regulations together with maps, diagrams, charts, or other descriptive material and text, a statement of desired goals, and standards developed in accordance with the policies enunciated in RCW 90.58.020. As provided in RCW 36.70A.480, the goals and policies of a shoreline master program for a county or city approved under chapter 90.58 RCW shall be considered an element of the county or city's comprehensive plan. All other portions of the shoreline master program for a county or city adopted under chapter 90.58 RCW, including use regulations, shall be considered a part of the county or city's development regulations.

Shoreline modifications

Shoreline modifications means those actions that modify the physical configuration or qualities of the shoreline area, usually through the construction of a physical element such as a dike, breakwater, pier, weir, dredged basin, fill, bulkhead, or other shoreline structure. They can include other actions, such as clearing, grading, or application of chemicals.

Shoreline substantial development permit

A permit required for any development of which the total cost or fair market value exceeds five thousand dollars, or any development which materially interferes with the normal public use of the water or shorelines of the state.

Shorelines

Shorelines means all of the water areas of the state, including reservoirs, and their associated shorelands, together with the lands underlying them; except (i) shorelines of statewide significance; (ii) shorelines on segments of streams upstream of a point where the mean annual flow is twenty cubic feet per second or less and the wetlands associated with such upstream segments; and (iii) shorelines on lakes less than twenty acres in size and wetlands associated with such small lakes.

Shorelines of statewide significance

Shorelines of statewide significance means the following shorelines of the state:

(i) The area between the ordinary high water mark and the western boundary of the state from Cape Disappointment on the south to Cape Flattery on the north, including harbors, bays, estuaries, and inlets;

(ii) Those areas of Puget Sound and adjacent salt waters and the Strait of Juan de Fuca between the ordinary high water mark and the line of extreme low tide as follows:

(A) Nisqually Delta -- from DeWolf Bight to Tatsolo Point,

(B) Birch Bay -- from Point Whitehorn to Birch Point,

(C) Hood Canal -- from Tala Point to Foulweather Bluff,

(D) Skagit Bay and adjacent area -- from Brown Point to Yokeko Point, and

(E) Padilla Bay -- from March Point to William Point;

(iii) Those areas of Puget Sound and the Strait of Juan de Fuca and adjacent salt waters north to the Canadian line and lying seaward from the line of extreme low tide;

(iv) Those lakes, whether natural, artificial, or a combination thereof, with a surface acreage of one thousand acres or more measured at the ordinary high water mark;

(v) Those natural rivers or segments thereof as follows:

(A) Any west of the crest of the Cascade range downstream of a point where the mean annual flow is measured at one thousand cubic feet per second or more,

(B) Any east of the crest of the Cascade range downstream of a point where the annual flow is measured at two hundred cubic feet per second or more, or those portions of rivers east of the crest of the Cascade range downstream from the first three hundred square miles of drainage area, whichever is longer;

(vi) Those shorelands associated with (i), (ii), (iv), and (v) of this subsection (2)(e).

Shorelines of the state

Shorelines of the state are the total of all shorelines and shorelines of statewide significance within the state.

Short Subdivisions

These are subdivisions in unincorporated King County that are limited to four lots or less (nine in some cities), and are approved administratively by King County's Department of Development and Environmental Services.

Should

Noncompulsory guidance; establishes that the County has some discretion in making decisions.

Significant Adverse Environmental Impact

Significant as used in State Environmental Policy Act means a reasonable likelihood of more than a moderate adverse impact on the environment. Significance involves context and intensity and does not lend itself to a formula or quantifiable text. The context may vary with the physical setting. Intensity depends on the magnitude and duration of an impact. The severity of an impact should be weighed along with the likelihood of its occurrence. An impact may be significant if its chance of occurrence is not great, but the resulting environmental impact would be severe if it occurred.

Significant vegetation removal

Significant vegetation removal means the removal or alteration of trees, shrubs, and/or ground cover by clearing, grading, cutting, burning, chemical means, or other activity that causes significant ecological impacts to functions provided by such vegetation. The removal of invasive or noxious weeds does not constitute significant vegetation removal. Tree pruning, not including tree topping, where it does not affect ecological functions, does not constitute significant vegetation removal.

Single-Family

Single-family housing units are individual structures including conventional houses and mobile homes.

Species of Local Importance

Species of local importance include priority species as identified by the state Department of Fish and Wildlife; bird species whose populations in King County are known to have declined significantly over the past 150 years; anadromous salmonids; and aquatic species whose populations are particularly vulnerable to changes in water quality and water quantity.

State Shoreline Master Program

State Shoreline Master Program means the cumulative total of all shoreline master programs and amendments thereto approved or adopted by rule by the department.

Subarea Planning

This level of planning brings the policy direction of the comprehensive plan to a smaller geographic area. Subarea plans are meant to provide detailed land use plans for local geographic areas. These plans are meant to implement the King County Comprehensive Plan and be consistent with the County's Comprehensive Plan's policies, development regulations, and Land Use Map.

Subdivision

A subdivision is land that has been divided into legal lots, or is the process of dividing land into lots.

Substantially degrade

Substantially degrade means to cause significant ecological impact.

Substantial development

Substantial development means any development of which the total cost or fair market value exceeds five thousand dollars, or any development which materially interferes with the normal public use of the water or shorelines of the state. The dollar threshold established in this subsection (3)(e) must be adjusted for inflation by the office of financial management every five years, beginning July 1, 2007, based upon changes in the consumer price index during that time period. Consumer price index means, for any calendar year, that year's annual average consumer price index, Seattle, Washington area, for urban wage earners and clerical workers, all items, compiled by the bureau of labor and statistics, United States department of labor. The office of financial management must calculate the new dollar threshold and transmit it to the office of the code reviser for publication in the Washington State Register at least one month before the new dollar threshold is to take effect. The following shall not be considered substantial developments for the purpose of this chapter:

- (i) Normal maintenance or repair of existing structures or developments, including damage by accident, fire, or elements;
- (ii) Construction of the normal protective bulkhead common to single family residences;
- (iii) Emergency construction necessary to protect property from damage by the elements;
- (iv) Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities on shorelands, and the construction and maintenance of irrigation structures including but not limited to head gates, pumping facilities, and irrigation channels. A feedlot of any size, all processing plants, other activities of a commercial nature, alteration of the contour of the shorelands by leveling or filling other than that which results from normal cultivation, shall not be considered normal or necessary farming or ranching activities. A feedlot shall be an enclosure or facility used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not

include land for growing crops or vegetation for livestock feeding and/or grazing, nor shall it include normal livestock wintering operations;

(v) Construction or modification of navigational aids such as channel markers and anchor buoys;

(vi) Construction on shorelands by an owner, lessee, or contract purchaser of a single family residence for his own use or for the use of his or her family, which residence does not exceed a height of thirty-five feet above average grade level and which meets all requirements of the state agency or local government having jurisdiction thereof, other than requirements imposed pursuant to this chapter;

(vii) Construction of a dock, including a community dock, designed for pleasure craft only, for the private noncommercial use of the owner, lessee, or contract purchaser of single and multiple family residences. This exception applies if either: (A) In salt waters, the fair market value of the dock does not exceed two thousand five hundred dollars; or (B) in fresh waters, the fair market value of the dock does not exceed ten thousand dollars, but if subsequent construction having a fair market value exceeding two thousand five hundred dollars occurs within five years of completion of the prior construction, the subsequent construction shall be considered a substantial development for the purpose of this chapter;

(viii) Operation, maintenance, or construction of canals, waterways, drains, reservoirs, or other facilities that now exist or are hereafter created or developed as a part of an irrigation system for the primary purpose of making use of system waters, including return flow and artificially stored ground water for the irrigation of lands;

(ix) The marking of property lines or corners on state owned lands, when such marking does not significantly interfere with normal public use of the surface of the water;

(x) Operation and maintenance of any system of dikes, ditches, drains, or other facilities existing on September 8, 1975, which were created, developed, or utilized primarily as a part of an agricultural drainage or diking system;

(xi) Site exploration and investigation activities that are prerequisite to preparation of an application for development authorization under this chapter, if:

(A) The activity does not interfere with the normal public use of the surface waters;

(B) The activity will have no significant adverse impact on the environment including, but not limited to, fish, wildlife, fish or wildlife habitat, water quality, and aesthetic values;

(C) The activity does not involve the installation of a structure, and upon completion of the activity the vegetation and land configuration of the site are restored to conditions existing before the activity;

(D) A private entity seeking development authorization under this section first posts a performance bond or provides other evidence of financial responsibility to the local jurisdiction to ensure that the site is restored to preexisting conditions; and

(E) The activity is not subject to the permit requirements of RCW [90.58.550](#);

(xii) The process of removing or controlling an aquatic noxious weed, as defined in RCW [17.26.020](#), through the use of an herbicide or other treatment methods applicable to weed control that are recommended by a final environmental impact statement published by the department of agriculture or the department jointly with other state agencies under chapter [43.21C](#) RCW.

Tidelands

Tidelands are the beds and shores of navigable tidal waters lying between the line of ordinary high tide and the line of extreme low tide.

Traditional Rural Development

In King County, traditional rural land uses could include, but are not limited to: low density residential uses; small scale farming, forestry and mineral extraction; small, neighborhood churches; feed and grain stores; the keeping of horses and livestock; cottage industries, crafts and trades that support the residents of the rural area and/or the needs of the natural resource production areas; and public and private facilities necessary to serve rural homes such as utility installations or public schools. In general, the rural development pattern in King County has historically been comprised of houses, barns, fences and cultivated fields, but natural features and open spaces are the predominant visual image.

Transfer of Development Rights (TDR)

Transfer of development rights means the ability to transfer allowable density, in the form of permitted building lots or structures, from one property (the "sending site") to another (the "receiving site") in

conjunction with conservation of all or part of the sending site as open space or working farm or forest. King County allows transfers of development rights as part of standard subdivision, mobile home park and multifamily project review processes through its TDR Program. (King County Code, Title 21A)

Transit Oriented Development (TOD)

A private or public/private real estate development project that creates, expands, maintains or preserves a mixed-use community or neighborhood within walking distance of a transit center, or stop, that is designed to encourage transit use and pedestrian activity. TOD projects support transit by increasing the density of residents, shoppers, visitors or employees per acre. New TOD projects are often coupled with an increase in transit service to the area.

~~((Transportation Adequacy Measure (TAM)~~

~~The Transportation Adequacy Measure is the County's methodology for measuring the level of service performance of its transportation system. Transportation Adequacy Measure is a calculated index of the quality of transportation experienced by travelers. It is based on two components; a system-wide average ratio of traffic volumes to traffic capacities; (the lower this weighted average, the better the transportation adequacy) and the volume to capacity rates of certain roads that are critical to system performance (critical links). The TAM applies to discrete land areas (zones) in the County and is the basis for transportation level-of-service standards. (See Chapter Six, Transportation)))~~

Transportation Certificate of Concurrency

An official notice given to a property owner by the Department of Transportation or its successor that indicates whether there is capacity on the transportation system to accommodate new growth. A Transportation Certificate of Concurrency is required to show that adequate transportation facilities are available to service growth as part of the development review process.

Transportation Demand Management (TDM)

TDM is a strategy for the reduction of automobile trips, particularly trips taken in single-occupant vehicles. TDM encourages public transportation over automobile use and specifically refers to policies, programs and actions implemented to increase the use of high-occupancy vehicles (public transit, car-pooling and van-pooling) and spread travel to less congested time periods through alternative work hour programs (See Chapter ~~((Six))~~ Seven, Transportation).

Transportation Facilities and Services

These are the physical assets of the transportation system that are used to provide mobility. They include roads, transit, bridges, traffic signals, ramps, buses, bus garages, park and ride lots and passenger shelters.

Transportation needs for new growth

Transportation needs for new growth are associated with growth that has been planned for 2012 in this Comprehensive Plan.

Transportation Needs Report (TNR)

The TNR is a comprehensive list of recommended County transportation needs through the year 2012 needed to implement the land use element. It includes transportation needs for unincorporated King County, and some city, state, and adjacent County projects. It does not include transit service or capital needs. (See Chapter Six, Transportation)

Transportation Pricing

Transportation pricing or tolling is any form of collecting a direct user fee on a roadway.

Unemployment Rate

The unemployment rate is the percentage of the civilian labor force that is unemployed and actively seeking employment.

Unincorporated Activity Centers

Unincorporated Activity Centers are the primary locations for commercial and industrial development in urban unincorporated King County. Currently, White Center is the only designated Unincorporated Activity Center, as other such centers are now parts of cities. (See Chapter Two, Urban Communities)

Unincorporated Areas

Unincorporated areas are those areas outside any city and under King County's jurisdiction.

Unique Wetland

The term unique wetland refers to bogs and fens which have unusual and sensitive water chemistries.

Urban Centers

These are centers of concentrated employment and housing located within the Urban Growth Area designated by the Phase II Countywide Planning Policies. Urban Centers are to be serviced directly by high-capacity transit and are to contain a wide variety of land uses, including retail, recreational, cultural and public facilities, parks and open spaces. Urban Centers include the central business districts of Federal Way, Bellevue, Seattle, Renton, SeaTac, Kent, Redmond and Tukwila. Other Urban Centers are Seattle Center, Seattle First Hill/Capitol Hill, Seattle University District and Seattle Northgate. (See Chapter Two, Urban Communities)

Urban Growth

Urban growth refers to residential, commercial and industrial growth that makes intensive use of land for the location of buildings, structures and impermeable surfaces to such a degree as to be incompatible with the primary use of such land for the production of food, other agricultural products, or fiber, or the extraction of mineral resources. Urban growth typically requires urban governmental services.

"Characterized by urban growth" refers to land having urban growth located on it, or to land located in relationship to an area with urban growth.

Urban Growth Area (UGA)

The Growth Management Act requires King County's Comprehensive Plan to designate an Urban Growth Area, where most future urban growth and development is to occur to limit urban sprawl, enhance open space, protect rural areas and more efficiently use human services, transportation and utilities. The Comprehensive Plan designates an UGA which includes areas and densities sufficient to permit the urban growth that is projected to occur in the County for the succeeding 20-year period. (See Chapter One, Regional Planning and Chapter Two, Urban Communities)

Urban Growth Target

The Growth Management Act and the Countywide Planning Policies require King County and its cities to plan for a 20-year population and employment growth target for each jurisdiction, based on designation of the Urban Growth Area, Urban Centers and the criteria of the Countywide Planning Policies. (See Chapter Two, Urban Communities)

Urban Planned Developments (UPD)

Urban Plan Developments are site specific projects consisting of conceptual site plans, development stands, processing and other elements.

Urban Separator

Urban separators are areas planned for permanent low-residential density within the Urban Growth Area. Urban separators protect adjacent resource land, environmentally sensitive areas, or rural areas and create open space corridors within and between urban areas which provide environmental, visual, recreations and wildlife benefits.

Utilities Technical Review Committee (UTRC)

This is an interdepartmental committee with responsibility for ensuring that water and sewer plans comply with County and State health requirements and County land use policies. The committee reviews the plans of all water and sewer utilities that operate in unincorporated King County and then recommends the plans to King County Executive and the Metropolitan King County Council for approval.

Water Availability

Water availability means the presence of a water source with applicable water rights that can serve the projected demand through the year 2000, as shown by adopted water comprehensive plans. In the case of Urban Planned Developments, water availability is defined as 1) presence of a water source with water rights that can serve the projected average daily demand through the year 2000, 2) a firm commitment to serve an area with water, as evidenced by either a water availability certificate, utility extension agreement or a King County approved water system plan and 3) a firm financial commitment to provide water, as evidenced by either a capital improvement plan or utility extension agreement.

Water-dependent use

Water dependent use means a use or portion of a use which cannot exist in a location that is not adjacent to the water and which is dependent on the water by reason of the intrinsic nature of its operations.

Water-enjoyment use

Water enjoyment use means a recreational use or other use that facilitates public access to the shoreline as a primary characteristic of the use; or a use that provides for recreational use or aesthetic enjoyment of the shoreline for a substantial number of people as a general characteristic of the use and which through location, design, and operation ensures the public's ability to enjoy the physical and aesthetic qualities of the shoreline. In order to qualify as a water-enjoyment use, the use must be open to the general public and the shoreline-oriented space within the project must be devoted to the specific aspects of the use that fosters shoreline enjoyment.

Water-oriented use

Water-oriented use means a use that is water-dependent, water-related, or water-enjoyment, or a combination of such uses.

Water quality

Water quality means the physical characteristics of water within shoreline jurisdiction, including water quantity, hydrological, physical, chemical, aesthetic, recreation-related, and biological characteristics. Where used in this chapter, the term water quantity refers only to development and uses regulated under this chapter and affecting water quantity, such as impermeable surfaces and storm water handling practices. Water quantity, for purposes of this chapter, does not mean the withdrawal of ground water or diversion of surface water pursuant to RCW [90.03.250](#) through [90.03.340](#).

((Water Reuse))Reclaimed Water

Reclaimed water refers to wastewater that is treated to such a high level it can be used safely and effectively for nondrinking purposes such as landscape and agricultural irrigation, heating and cooling, and industrial processing.

Water-related use

Water-related use means a use or portion of a use which is not intrinsically dependent on a waterfront location but whose economic viability is dependent upon a waterfront location because:

(a) The use has a functional requirement for a waterfront location such as the arrival or shipment of materials by water or the need for large quantities of water; or

(b) The use provides a necessary service supportive of the water-dependent uses and the proximity of the use to its customers makes its services less expensive and/or more convenient.

Water Supply Availability

Water supply availability is the presence of a water source with applicable water rights that can serve the projected demand through the year 2000, as shown by adopted water comprehensive plans.

Water System Classifications

A public water system is defined as any system that has more than one connection. A well serving one house is a private system. Group A water systems have fifteen or more service connections. Group B water systems have two through fourteen service connections.

Watershed

A watershed, like a drainage basin, is an area that drains to a common outlet or an identifiable water body such as a river, stream, lake or wetland. The six major watersheds in King County are Cedar River, Green River, Skykomish River, Snoqualmie River and White River and the Puget Sound. These watersheds contain a total of 72 individual drainage basins. (See Chapter Four, Environment)

Well Head Protection

Well head protection is another way that King County can protect its groundwater resource. This program directs purveyors to identify 1, 5, and 10-year time of travel to their well(s) to identify contamination sources, and to propose methods to reduce or eliminate contamination sources.

Wetland

The term wetland means those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, landscape amenities, or those wetlands created after July 1, 1990 that were unintentionally created as a result of the construction of a road, street or highway. Wetlands shall include those artificial wetlands intentionally created from nonwetland areas to mitigate conversion of wetlands.

Wetland Banking

Wetland banking is a process that allows certain wetlands to be developed if the development is accompanied by the restoration or creation of wetlands in other areas. (See Chapter Four, Environment)

Wetland Functions

Functions refer to the ecological (physical, chemical and biological) workings or attributes of a wetland regardless of their importance to society. Food chain support or the transport and transformation of chemicals in ecosystems are examples of wetland functions. Water quality maintenance, flood storage, and wildlife habitat are examples of ecological functions to which society attributes a value. (See Chapter Four, Environment)

Wetland Values

Values are estimates, usually subjective, of the worth, merit, quality, or importance of wetland attributes that are valuable and beneficial to society. Values vary by watershed or human community. Education, research, aesthetics, and recreation are examples of other wetland attributes that may be considered values in that they are beneficial to society.

Will

See definition for "shall".

Frequently Used Acronyms

APD	Agricultural Production District
BMP	Best Management Practices
CIP	Capital Improvement Program
CPP	Countywide Planning Policy
ESA	Endangered Species Act
FCC	Fully Contained Community
FPD	Forest Production District
GMA	Growth Management Act
GMPC	Growth Management Planning Council
HOT	High Occupancy Toll lane
HOV	High Occupancy Vehicle
ITS	Intelligent Transportation Systems
KCCP	King County Comprehensive Plan
LOS	Level of Service
LSRA	Locally Significant Resource Area
MPS	Mitigation Payment System
PAA	Potential Annexation Area
PBRs	Public Benefit Rating System
PSRC	Puget Sound Regional Council
RSRA	Regionally Significant Resource Area
RWSP	Regional Wastewater Services Plan
SEPA	State Environmental Policy Act
SOV	Single Occupancy Vehicle
TAM	Transportation Adequacy Measure
TDC	Transfer of Development Credits
TDM	Transportation Demand Management
TNR	Transportation Needs Report
TOD	Transit Oriented Development
UGA	Urban Growth Area
UPD	Urban Planned Development
UTRC	Utilities Technical Review Committee